



Address: [2 RANCHO DR](#)
City: TARRANT COUNTY
Georeference: 33450-4-1
Subdivision: RANCHETTE ESTATES
Neighborhood Code: 3K300R

Latitude: 32.9169936816
Longitude: -97.2618638632
TAD Map: 2072-452
MAPSCO: TAR-022V



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RANCHETTE ESTATES Block 4
Lot 1

Jurisdictions:

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- KELLER ISD (907)

State Code: A

Year Built: 1969

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02306689

Site Name: RANCHETTE ESTATES-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,841

Percent Complete: 100%

Land Sqft^{*}: 37,500

Land Acres^{*}: 0.8608

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:
IRVING FAMILY LIVING TRUST
Primary Owner Address:
2 RANCHO DR
FORT WORTH, TX 76244

Deed Date: 12/9/2019
Deed Volume:
Deed Page:
Instrument: [D220019537](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IRVING BONITA JO;IRVING JAMES WASHINGTON	10/2/2019	D219228542		
IRVING FAMILY LIVING TRUST	4/24/2017	D217165860		
IRVING BONITA;IRVING JAMES W	10/29/2013	D213300242	0000000	0000000
SIRVA RELOCATION PROPERTIES LL	10/24/2013	D213300241	0000000	0000000
BOYLES JERRAD S;BOYLES STACI	2/18/2009	D209047363	0000000	0000000
SIMMS RICHARD B	5/15/1990	00099290001331	0009929	0001331
SELLERS ROBERT WILLIAM	12/31/1900	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$0	\$0	\$0
2024	\$376,865	\$129,135	\$506,000	\$422,832
2023	\$295,861	\$129,135	\$424,996	\$384,393
2022	\$260,650	\$99,004	\$359,654	\$349,448
2021	\$262,935	\$99,004	\$361,939	\$317,680
2020	\$225,370	\$99,004	\$324,374	\$288,800

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL



- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.